

170.B

0001

0302.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

596,000 / 596,000

USE VALUE:

596,000 / 596,000

ASSESSED:

596,000 / 596,000



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 88 | | PARK AVE, ARLINGTON |

OWNERSHIP

Unit #: 302

Owner 1: ROBERTIE WILLIAM G/PATRICE

Owner 2:

Owner 3:

Street 1: 88 PARK AVE #302

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LAWRENCE KATHERINE -

Owner 2: -

Street 1: 88 PARK AVE #302

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1470 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | B3 | VILLAGE B | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 6044 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 596,000 | | | 596,000 | | 143758 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/22/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 170.B-0001-0302.0 | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 102 | FV | 579,100 | 0 | . | . | 579,100 | 579,100 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 570,700 | 0 | . | . | 570,700 | 570,700 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 458,400 | 0 | . | . | 458,400 | 458,400 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 398,000 | 0 | . | . | 398,000 | 398,000 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 398,000 | 0 | . | . | 398,000 | 398,000 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 370,900 | 0 | . | . | 370,900 | 370,900 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 356,000 | 0 | . | . | 356,000 | 356,000 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 356,000 | 0 | . | . | 356,000 | 356,000 | | 12/13/2012 |

| SALES INFORMATION | | | | | | | | TAX DISTRICT | | | PAT ACCT. | | |
|-------------------|-----------|------|-----------|-----------|------------|----|-----|--------------|-------|--|-----------|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | |
| LAWRENCE KATHER | 51758-519 | | 10/3/2008 | | 378,300 | No | No | | | | | | |
| | 19882-444 | | 6/1/1989 | | 215,000 | No | No | Y | | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|------|----------|-----|----------------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 5/22/2018 | | | | | | | | | | Measured | DGM | D Mann | | | | | |
| 5/6/2000 | | | | | | | | | | | 197 | PATRIOT | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

